

MISSISSIPPI

#49*

In **Mississippi**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$895**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,984** monthly or **\$35,807** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.21
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSISSIPPI:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$14.37
2-Bedroom Housing Wage	\$17.21
Number of Renter Households	344,555
Percent Renters	31%

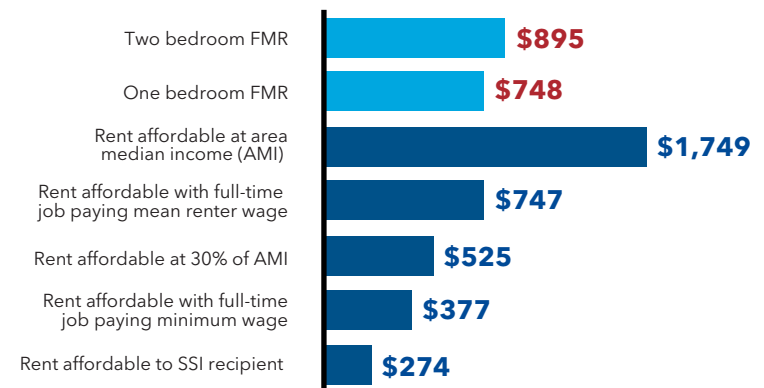
95
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

79
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.0
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Lafayette County	\$21.25
Jackson HMFA	\$20.37
Memphis HMFA	\$19.85
Hattiesburg HMFA	\$18.25
Tunica County	\$18.19



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

MISSISSIPPI

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mississippi	\$17.21	\$895	\$35,807	2.4	\$69,971	\$1,749	\$20,991	\$525	344,555	31%	\$14.37	\$747	1.2
Combined Nonmetro Areas	\$15.58	\$810	\$32,403	2.1	\$63,568	\$1,589	\$19,070	\$477	170,911	30%	\$13.43	\$698	1.2
<u>Metropolitan Areas</u>													
Covington County HMFA	\$14.73	\$766	\$30,640	2.0	\$53,400	\$1,335	\$16,020	\$401	1,765	26%	\$10.11	\$526	1.5
Gulfport-Biloxi HMFA	\$18.15	\$944	\$37,760	2.5	\$72,200	\$1,805	\$21,660	\$542	36,977	38%	\$14.60	\$759	1.2
Hattiesburg HMFA	\$18.25	\$949	\$37,960	2.5	\$79,000	\$1,975	\$23,700	\$593	21,368	37%	\$13.44	\$699	1.4
Holmes County HMFA	\$14.73	\$766	\$30,640	2.0	\$37,900	\$948	\$11,370	\$284	2,247	40%	\$13.60	\$707	1.1
Jackson HMFA	\$20.37	\$1,059	\$42,360	2.8	\$79,900	\$1,998	\$23,970	\$599	65,582	33%	\$15.70	\$817	1.3
Marshall County HMFA	\$15.98	\$831	\$33,240	2.2	\$61,200	\$1,530	\$18,360	\$459	3,003	24%	\$18.11	\$941	0.9
Memphis HMFA	\$19.85	\$1,032	\$41,280	2.7	\$81,000	\$2,025	\$24,300	\$608	16,029	24%	\$14.54	\$756	1.4
Pascagoula HMFA	\$17.42	\$906	\$36,240	2.4	\$85,300	\$2,133	\$25,590	\$640	15,133	28%	\$18.74	\$974	0.9
Simpson County HMFA	\$15.23	\$792	\$31,680	2.1	\$61,600	\$1,540	\$18,480	\$462	1,845	20%	\$8.93	\$464	1.7
Stone County HMFA	\$14.73	\$766	\$30,640	2.0	\$72,500	\$1,813	\$21,750	\$544	1,434	22%	\$11.63	\$605	1.3
Tate County HMFA	\$14.87	\$773	\$30,920	2.1	\$71,100	\$1,778	\$21,330	\$533	2,693	26%	\$11.03	\$574	1.3
Tunica County HMFA	\$18.19	\$946	\$37,840	2.5	\$49,000	\$1,225	\$14,700	\$368	2,261	62%	\$16.02	\$833	1.1
Yazoo County HMFA	\$15.98	\$831	\$33,240	2.2	\$55,300	\$1,383	\$16,590	\$415	3,307	38%	\$14.77	\$768	1.1
<u>Counties</u>													
Adams County	\$14.73	\$766	\$30,640	2.0	\$51,300	\$1,283	\$15,390	\$385	4,214	37%	\$12.43	\$646	1.2
Alcorn County	\$14.73	\$766	\$30,640	2.0	\$64,700	\$1,618	\$19,410	\$485	4,721	34%	\$13.31	\$692	1.1
Amite County	\$14.73	\$766	\$30,640	2.0	\$43,400	\$1,085	\$13,020	\$326	1,185	20%	\$12.17	\$633	1.2
Attala County	\$14.73	\$766	\$30,640	2.0	\$56,400	\$1,410	\$16,920	\$423	1,705	27%	\$10.04	\$522	1.5

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

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	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Benton County	\$14.73	\$766	\$30,640	2.0	\$62,700	\$1,568	\$18,810	\$470	578	20%	\$17.21	\$895	0.9
Bolivar County	\$14.90	\$775	\$31,000	2.1	\$47,400	\$1,185	\$14,220	\$356	4,795	42%	\$12.87	\$669	1.2
Calhoun County	\$14.73	\$766	\$30,640	2.0	\$57,200	\$1,430	\$17,160	\$429	1,639	29%	\$14.42	\$750	1.0
Carroll County	\$14.73	\$766	\$30,640	2.0	\$76,500	\$1,913	\$22,950	\$574	705	18%	\$10.23	\$532	1.4
Chickasaw County	\$14.73	\$766	\$30,640	2.0	\$53,600	\$1,340	\$16,080	\$402	2,124	31%	\$14.41	\$749	1.0
Choctaw County	\$14.73	\$766	\$30,640	2.0	\$57,300	\$1,433	\$17,190	\$430	682	20%	\$19.49	\$1,014	0.8
Claiborne County	\$14.83	\$771	\$30,840	2.0	\$36,000	\$900	\$10,800	\$270	705	27%	\$20.87	\$1,085	0.7
Clarke County	\$15.19	\$790	\$31,600	2.1	\$63,900	\$1,598	\$19,170	\$479	866	15%	\$11.44	\$595	1.3
Clay County	\$14.73	\$766	\$30,640	2.0	\$52,800	\$1,320	\$15,840	\$396	2,226	30%	\$15.39	\$801	1.0
Coahoma County	\$14.73	\$766	\$30,640	2.0	\$45,800	\$1,145	\$13,740	\$344	3,754	45%	\$12.15	\$632	1.2
Copiah County	\$20.37	\$1,059	\$42,360	2.8	\$79,900	\$1,998	\$23,970	\$599	2,078	21%	\$11.38	\$592	1.8
Covington County	\$14.73	\$766	\$30,640	2.0	\$53,400	\$1,335	\$16,020	\$401	1,765	26%	\$10.11	\$526	1.5
DeSoto County	\$19.85	\$1,032	\$41,280	2.7	\$81,000	\$2,025	\$24,300	\$608	16,029	24%	\$14.54	\$756	1.4
Forrest County	\$18.25	\$949	\$37,960	2.5	\$79,000	\$1,975	\$23,700	\$593	12,169	42%	\$14.10	\$733	1.3
Franklin County	\$14.73	\$766	\$30,640	2.0	\$51,900	\$1,298	\$15,570	\$389	824	27%	\$14.69	\$764	1.0
George County	\$14.88	\$774	\$30,960	2.1	\$63,900	\$1,598	\$19,170	\$479	1,707	20%	\$13.28	\$690	1.1
Greene County	\$14.73	\$766	\$30,640	2.0	\$69,600	\$1,740	\$20,880	\$522	711	19%	\$11.05	\$574	1.3
Grenada County	\$14.79	\$769	\$30,760	2.0	\$61,000	\$1,525	\$18,300	\$458	2,614	30%	\$15.35	\$798	1.0
Hancock County	\$18.15	\$944	\$37,760	2.5	\$72,200	\$1,805	\$21,660	\$542	3,876	21%	\$14.30	\$743	1.3
Harrison County	\$18.15	\$944	\$37,760	2.5	\$72,200	\$1,805	\$21,660	\$542	33,101	42%	\$14.65	\$762	1.2
Hinds County	\$20.37	\$1,059	\$42,360	2.8	\$79,900	\$1,998	\$23,970	\$599	38,625	43%	\$16.86	\$877	1.2
Holmes County	\$14.73	\$766	\$30,640	2.0	\$37,900	\$948	\$11,370	\$284	2,247	40%	\$13.60	\$707	1.1
Humphreys County	\$14.73	\$766	\$30,640	2.0	\$35,900	\$898	\$10,770	\$269	1,128	38%	\$12.01	\$625	1.2
Issaquena County †	\$16.35	\$850	\$34,000	2.3	\$62,900	\$1,573	\$18,870	\$472	181	48%			
Itawamba County	\$14.73	\$766	\$30,640	2.0	\$72,200	\$1,805	\$21,660	\$542	1,774	20%	\$17.25	\$897	0.9
Jackson County	\$17.42	\$906	\$36,240	2.4	\$85,300	\$2,133	\$25,590	\$640	15,133	28%	\$18.74	\$974	0.9

† Wage data not available (See Appendix B).

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Jasper County	\$14.73	\$766	\$30,640	2.0	\$62,200	\$1,555	\$18,660	\$467	952	15%	\$14.75	\$767	1.0
Jefferson County †	\$14.73	\$766	\$30,640	2.0	\$48,300	\$1,208	\$14,490	\$362	701	29%			
Jefferson Davis County	\$14.73	\$766	\$30,640	2.0	\$59,100	\$1,478	\$17,730	\$443	780	18%	\$9.54	\$496	1.5
Jones County	\$15.54	\$808	\$32,320	2.1	\$67,200	\$1,680	\$20,160	\$504	6,130	25%	\$13.43	\$698	1.2
Kemper County	\$14.73	\$766	\$30,640	2.0	\$49,600	\$1,240	\$14,880	\$372	828	26%	\$9.96	\$518	1.5
Lafayette County	\$21.25	\$1,105	\$44,200	2.9	\$76,200	\$1,905	\$22,860	\$572	7,058	37%	\$12.37	\$643	1.7
Lamar County	\$18.25	\$949	\$37,960	2.5	\$79,000	\$1,975	\$23,700	\$593	8,482	34%	\$12.46	\$648	1.5
Lauderdale County	\$15.60	\$811	\$32,440	2.2	\$58,700	\$1,468	\$17,610	\$440	10,495	37%	\$11.84	\$616	1.3
Lawrence County	\$15.85	\$824	\$32,960	2.2	\$59,400	\$1,485	\$17,820	\$446	1,008	23%	\$19.39	\$1,008	0.8
Leake County	\$14.73	\$766	\$30,640	2.0	\$57,200	\$1,430	\$17,160	\$429	1,960	26%	\$14.90	\$775	1.0
Lee County	\$17.13	\$891	\$35,640	2.4	\$85,600	\$2,140	\$25,680	\$642	9,482	30%	\$12.23	\$636	1.4
Leflore County	\$14.73	\$766	\$30,640	2.0	\$41,800	\$1,045	\$12,540	\$314	4,295	45%	\$12.35	\$642	1.2
Lincoln County	\$15.73	\$818	\$32,720	2.2	\$68,600	\$1,715	\$20,580	\$515	2,982	23%	\$13.86	\$721	1.1
Lowndes County	\$15.21	\$791	\$31,640	2.1	\$78,500	\$1,963	\$23,550	\$589	8,580	38%	\$15.34	\$797	1.0
Madison County	\$20.37	\$1,059	\$42,360	2.8	\$79,900	\$1,998	\$23,970	\$599	11,714	28%	\$13.75	\$715	1.5
Marion County	\$15.02	\$781	\$31,240	2.1	\$50,900	\$1,273	\$15,270	\$382	1,930	21%	\$13.89	\$722	1.1
Marshall County	\$15.98	\$831	\$33,240	2.2	\$61,200	\$1,530	\$18,360	\$459	3,003	24%	\$18.11	\$941	0.9
Monroe County	\$14.73	\$766	\$30,640	2.0	\$70,300	\$1,758	\$21,090	\$527	3,363	25%	\$13.52	\$703	1.1
Montgomery County	\$14.73	\$766	\$30,640	2.0	\$48,900	\$1,223	\$14,670	\$367	1,257	33%	\$12.65	\$658	1.2
Neshoba County	\$14.73	\$766	\$30,640	2.0	\$56,600	\$1,415	\$16,980	\$425	2,756	27%	\$13.58	\$706	1.1
Newton County	\$15.48	\$805	\$32,200	2.1	\$63,100	\$1,578	\$18,930	\$473	1,599	21%	\$12.22	\$635	1.3
Noxubee County	\$14.73	\$766	\$30,640	2.0	\$48,900	\$1,223	\$14,670	\$367	932	25%	\$8.86	\$461	1.7
Oktibbeha County	\$17.06	\$887	\$35,480	2.4	\$74,200	\$1,855	\$22,260	\$557	10,614	51%	\$8.56	\$445	2.0
Panola County	\$15.15	\$788	\$31,520	2.1	\$60,800	\$1,520	\$18,240	\$456	3,746	31%	\$14.47	\$753	1.0
Pearl River County	\$17.02	\$885	\$35,400	2.3	\$76,000	\$1,900	\$22,800	\$570	3,987	19%	\$11.93	\$620	1.4
Perry County	\$18.25	\$949	\$37,960	2.5	\$79,000	\$1,975	\$23,700	\$593	717	16%	\$12.22	\$635	1.5

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	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pike County	\$16.10	\$837	\$33,480	2.2	\$52,100	\$1,303	\$15,630	\$391	5,141	35%	\$12.31	\$640	1.3
Pontotoc County	\$14.73	\$766	\$30,640	2.0	\$72,800	\$1,820	\$21,840	\$546	2,851	25%	\$14.42	\$750	1.0
Prentiss County	\$14.73	\$766	\$30,640	2.0	\$70,900	\$1,773	\$21,270	\$532	2,118	23%	\$10.45	\$543	1.4
Quitman County	\$14.73	\$766	\$30,640	2.0	\$44,200	\$1,105	\$13,260	\$332	1,062	41%	\$10.72	\$557	1.4
Rankin County	\$20.37	\$1,059	\$42,360	2.8	\$79,900	\$1,998	\$23,970	\$599	13,165	23%	\$16.15	\$840	1.3
Scott County	\$14.73	\$766	\$30,640	2.0	\$58,000	\$1,450	\$17,400	\$435	2,827	29%	\$16.04	\$834	0.9
Sharkey County	\$14.73	\$766	\$30,640	2.0	\$60,700	\$1,518	\$18,210	\$455	519	38%	\$9.30	\$484	1.6
Simpson County	\$15.23	\$792	\$31,680	2.1	\$61,600	\$1,540	\$18,480	\$462	1,845	20%	\$8.93	\$464	1.7
Smith County	\$14.73	\$766	\$30,640	2.0	\$72,800	\$1,820	\$21,840	\$546	556	10%	\$11.24	\$585	1.3
Stone County	\$14.73	\$766	\$30,640	2.0	\$72,500	\$1,813	\$21,750	\$544	1,434	22%	\$11.63	\$605	1.3
Sunflower County	\$14.73	\$766	\$30,640	2.0	\$51,500	\$1,288	\$15,450	\$386	3,749	46%	\$10.91	\$567	1.3
Tallahatchie County	\$14.73	\$766	\$30,640	2.0	\$40,500	\$1,013	\$12,150	\$304	1,468	36%	\$16.48	\$857	0.9
Tate County	\$14.87	\$773	\$30,920	2.1	\$71,100	\$1,778	\$21,330	\$533	2,693	26%	\$11.03	\$574	1.3
Tippah County	\$14.73	\$766	\$30,640	2.0	\$57,500	\$1,438	\$17,250	\$431	2,321	30%	\$16.05	\$834	0.9
Tishomingo County	\$14.73	\$766	\$30,640	2.0	\$66,100	\$1,653	\$19,830	\$496	2,285	28%	\$11.71	\$609	1.3
Tunica County	\$18.19	\$946	\$37,840	2.5	\$49,000	\$1,225	\$14,700	\$368	2,261	62%	\$16.02	\$833	1.1
Union County	\$14.73	\$766	\$30,640	2.0	\$72,600	\$1,815	\$21,780	\$545	2,353	24%	\$19.54	\$1,016	0.8
Walthall County	\$14.73	\$766	\$30,640	2.0	\$62,300	\$1,558	\$18,690	\$467	892	17%	\$12.61	\$656	1.2
Warren County	\$16.23	\$844	\$33,760	2.2	\$75,300	\$1,883	\$22,590	\$565	5,097	30%	\$15.79	\$821	1.0
Washington County	\$14.73	\$766	\$30,640	2.0	\$55,100	\$1,378	\$16,530	\$413	7,600	44%	\$14.30	\$743	1.0
Wayne County	\$14.73	\$766	\$30,640	2.0	\$61,000	\$1,525	\$18,300	\$458	904	12%	\$19.20	\$998	0.8
Webster County	\$14.73	\$766	\$30,640	2.0	\$76,200	\$1,905	\$22,860	\$572	795	20%	\$6.63	\$345	2.2
Wilkinson County	\$14.73	\$766	\$30,640	2.0	\$46,300	\$1,158	\$13,890	\$347	714	22%	\$12.74	\$663	1.2
Winston County	\$14.73	\$766	\$30,640	2.0	\$55,600	\$1,390	\$16,680	\$417	1,825	27%	\$12.88	\$670	1.1
Yalobusha County	\$14.73	\$766	\$30,640	2.0	\$57,800	\$1,445	\$17,340	\$434	1,561	31%	\$14.45	\$751	1.0
Yazoo County	\$15.98	\$831	\$33,240	2.2	\$55,300	\$1,383	\$16,590	\$415	3,307	38%	\$14.77	\$768	1.1

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